

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 021105

2009 APR -1 PM 2:45

SPECIAL WARRANTY DEED

MICHAEL A. BROWN
RECORDER

Parcel Number(s): 45-05-32-276-031.000-004

THIS INDENTURE WITNESSETH, That U.S. Bank, National Association, ND ("Grantor"), CONVEYS and SPECIALLY WARRANTS to Innovative Properties LTD ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Lot 40, except the West 5 feet thereof, all of Lot 41, and the West 8 feet 4 inches of Lot 42, Block 6, Norcott's Addition to Indiana City, in the City of Gary, as shown in Plat Book 1, page 14, Lake County, Indiana.

The address of such real estate is commonly known as 7716 Indian Boundary, Gary, IN 46403.

Subject to any and all easements, agreements, restrictions and other matters of record, subject to the lien for real property taxes not delinquent, rights of way, and subject to such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Real Estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the Real Estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor(s) caused this deed to be executed and delivered this 25th day of February, 2009.

GRANTOR: U.S. Bank, National Association, ND

002285

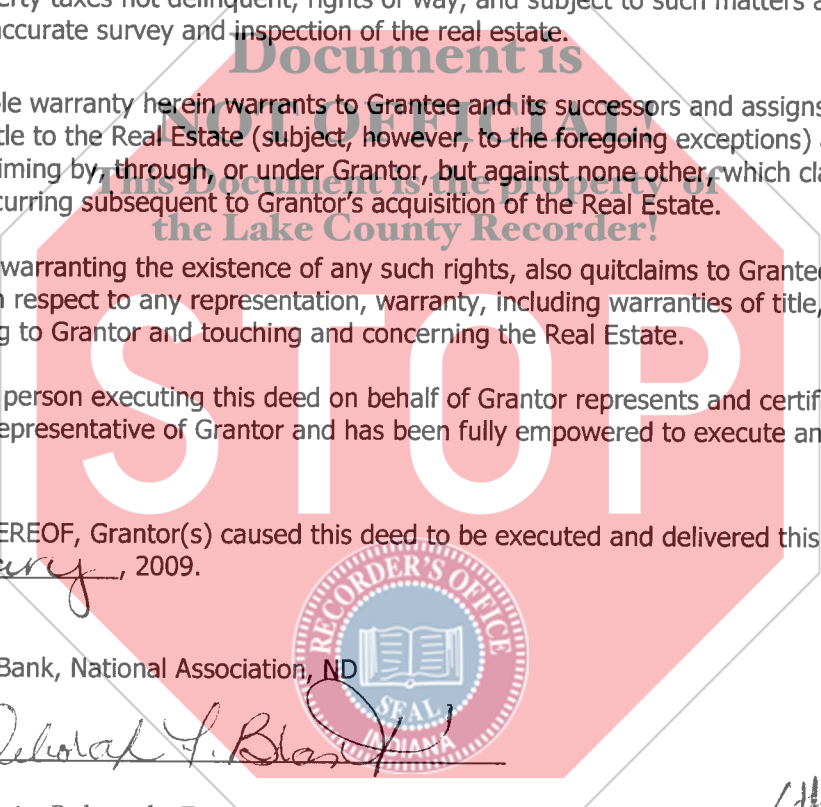


Printed: Deborah F. Brant,

DULY ENTERED FOR TAXATION SUBJECT TO Final Estate Officer
FINAL ACCEPTANCE FOR TRANSFER

MAR 31 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



8740213575
1800
R3

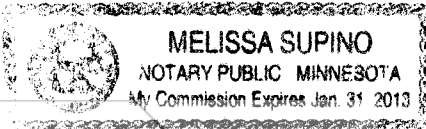
STATE OF Minnesota }
 }SS:
COUNTY OF Hennepin }

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Deborah F. Brant, Sr. R.E.O., a duly authorized representative of U.S. Bank, National Association, ND who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25 day of February, 2009.

Melissa Supino
Notary Public



Melissa Supino
Printed Name

Resident of Hennepin County

My Commission Expires:
Jan. 31, 2013

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

This instrument was prepared by Alan V. Anderson, Attorney at Law, 251 E. Ohio Street, Suite 200, Indianapolis, IN 46204. ID # 14177-49.

"I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Prepared by Alan V. Anderson"

GRANTEE'S MAILING ADDRESS (send tax bills to): 7716 Indian Boundary, Gary, IN 46403

